

When recorded return to:
Nathan Paul Pidde
311 East Hazel Street Unit D
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051484

Escrow No.: 620051484

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leslie Guyton, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nathan Paul Pidde, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

UNIT 3, PARKSIDE VILLAGE, A CONDOMINIUM

Tax Parcel Number(s): P134941 / 6068-000-003-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222250

May 31 2022

Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 13, 2022

Leslie Guyton
Leslie Guyton

State of WA
County of Skagit

This record was acknowledged before me on 5-29-22 by Leslie Guyton.

Kyle Beam
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Skagit
My commission expires: 9-11-23

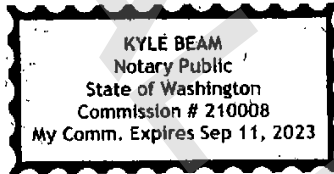


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134941 / 6068-000-003-0000

UNIT 3, "PARKSIDE VILLAGE, A CONDOMINIUM" ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER AUDITORS FILE NO. 201908210047, AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS RECORDED UNDER AUDITORS FILE NO. 201908210046, AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 20110315006

2. Agreement and the terms and conditions thereof:

Executed by: Trevor R. Taylor and Leonard Kargacin
Recording Date: August 25, 2011
Recording No.: 201108290149
Regarding: Permissive Use Agreement

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment:

Recording No: 201806280473

4. Terms and Conditions of a Bill of Sale:

Dated: October 12, 2018
Recording Date: October 24, 2018
Recording No.: 201810240031

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utilities
Recording Date: December 18, 2018
Recording No.: 201812180038
Affects: This and additional property

6. Right of Way Easement and the terms and conditions thereof:

Recording Date: March 14, 2019

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201903140076

Reference is hereby made to said document for full particulars.

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Parkside Village, a Condominium:

Recording No: 201908210046

First Amendment to the Survey Map for Parkside Village, a Condominium

Recording Date: November 23, 2020

Recording No.: 202011230081

8. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Condominium Declaration

Recording Date: August 21, 2019

Recording No.: 201908210047

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 23, 2020

Recording No.: 202011230080

9. Lien of assessments levied pursuant to the Declaration for Parkside Village Condominium Owners Association to the extent provided for by Washington law.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast Cable Communications Management, LLC

Purpose: Broadband Communication System

EXHIBIT "B"
Exceptions
(continued)

Recording Date: December 13, 2019
Recording No.: 201912130084

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Parkside Village Condominium Owners Association.
13. Assessments, if any, levied by Mt Vernon.
14. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 20, 2022
between Nathan P Pidde ("Buyer")
Buyer Buyer
and Leslie Guyton ("Seller")
Seller Seller
concerning 311 E Hazel Street Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentic
Nathan P Pidde 04/20/2022
Buyer Date

Authentic
Leslie Guyton 04/21/22 5/29/22
Seller Date

Buyer Date

Seller Date